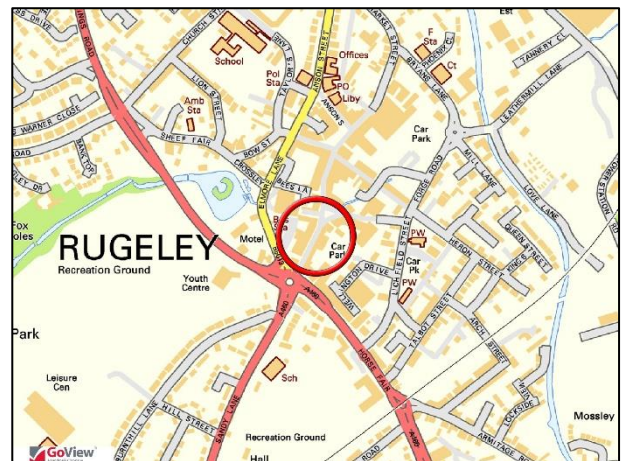




Prominently Situated Retail Premises To Let in Rugeley Town Centre



- **Nos. 15-17 Brook Square, Rugeley, Staffordshire, WS15 2DR**
- **3,315 sq.ft. (307.95 sq.m.)**
- **Net retail area - 1,735 sq.ft. (161.18 sq.m.)**
- **Available for early occupation**
- **Corner position**
- **Close to WH Smith, Specsavers, Boots, Coral, Thomas Cook, Lloyds Bank, Greggs, Nationwide**
- **Rear servicing area**

LOCATION

The property is prominently situated in Rugeley town centre on the east side of Brook Square, between its junctions with Upper Brook Street and Brewery Street and a number of national multiple retailers including WH SMITH, SPECSAVERS, BOOTS, THOMAS COOK and CORAL among others.

DESCRIPTION

The property forms part of a development of shop units and is of two-storey flat-roofed brick construction providing a retail area on the ground floor and staff, storage, office and W.C. facilities at first floor level. Aluminium and glazed display windows are fitted at the front and the property includes a rear servicing area used in common with adjoining owners.

The premises have previously been used as a bank branch as a double unit with two staircases accessing the upper floor and could therefore be separated to provide two separate shops.

The property would be suitable for a wide variety of retail or non-retail trading purposes subject to any planning consent considered appropriate by the local authority.

ACCOMMODATION (all dimensions and areas referred to in these particulars are approximate)

	IMPERIAL	METRIC
Gross Frontage	48ft.	14.63m.
Net Frontage	46ft.	14.02m.
Shop Depth	54ft.	16.45m.
Ground Floor Sales Area	1,735 sq.ft.	161.18 sq.m.
First Floor Ancillary Area	885 sq.ft.	82.21 sq.m.
Basement	695 sq.ft.	64.56 sq.m.
TOTAL NET FLOOR AREA	3,315 SQ.FT.	307.95 SQ.M.

SERVICES

Mains water, electricity and drainage are connected. The premises are heated by hot water radiators fed by an Ideal Concord gas-fired boiler located in the basement. An air-conditioning system is installed.

ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The rateable value of the property has been assessed at £30,750 with an estimated uniform business rates payable of £14,760 per annum for the year ending in March 2019. Please note that the rates payable calculation may vary as a consequence of transitional relief provisions. These details have been based on the information provided by the Valuation Office's website and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

EPC

The Energy Performance Certificate issued for the property indicates an Asset Rating of ... within Band ... A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£30,000** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at five yearly intervals. The landlord insures the property and then recharges the tenant the cost thereof.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the Agents' Stafford offices.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4095

05.03.19